135.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,200 / 862,200
					USE VALUE:	862,200 / 862,200
					ASSESSED:	862,200 / 862,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JAMES J & CHERYL	
Owner 2:		
Owner 3:		
Street 1:	112 SPRING STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,016 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2205 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10016.000	284,800	1,000	576,400	862,200
Total Card	0.230	284,800	1,000	576,400	862,200
Total Parcel	0.230	284,800	1,000	576,400	862,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.02 | /Parcel: 391.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	87060
GIS Ref	
GIS Ref	
Insp Date	09/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,900	1000	10,016.	576,400	862,300	862,300	Year End Roll	12/18/2019
2019	101	FV	224,500	1000	10,016.	540,400	765,900	765,900	Year End Roll	1/3/2019
2018	101	FV	224,500	1000	10,016.	446,700	672,200	672,200	Year End Roll	12/20/2017
2017	101	FV	224,500	0	10,016.	410,700	635,200	635,200	Year End Roll	1/3/2017
2016	101	FV	224,500	0	10,016.	374,600	599,100	599,100	Year End	1/4/2016
2015	101	FV	210,200	0	10,016.	367,400	577,600	577,600	Year End Roll	12/11/2014
2014	101	FV	210,200	0	10,016.	341,500	551,700	551,700	Year End Roll	12/16/2013
2013	101	FV	210,200	0	10,016.	324,900	535,100	535,100		12/13/2012

!10528!

PRINT

Date	Time
12/11/20	00:49:27

LAST REV

Date	Time
10/11/17	10:05:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10528

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21402-309		9/1/1991		188,000	No	No		Y

USER DEFINED

Prior Id # 1:	87060
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2006	926	Addition	10,000	C		G8	GR FY08	1 stry on existg d
9/12/1995	540		16,500	C				SHED DORMER 12X42

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
7/30/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10016		Sq. Ft.	Site		0	80.	0.72	9									576,385						576,400	

Total AC/HA:	0.22994	Total SF/SM:	10016	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	576,385	Spl Credit		Total:	576,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.12619042
Const Adj.:	0.98990101
Adj $ / SQ:	117.056
Other Features:	86774
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388812
Depreciation:	103968
Depreciated Total:	284844

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

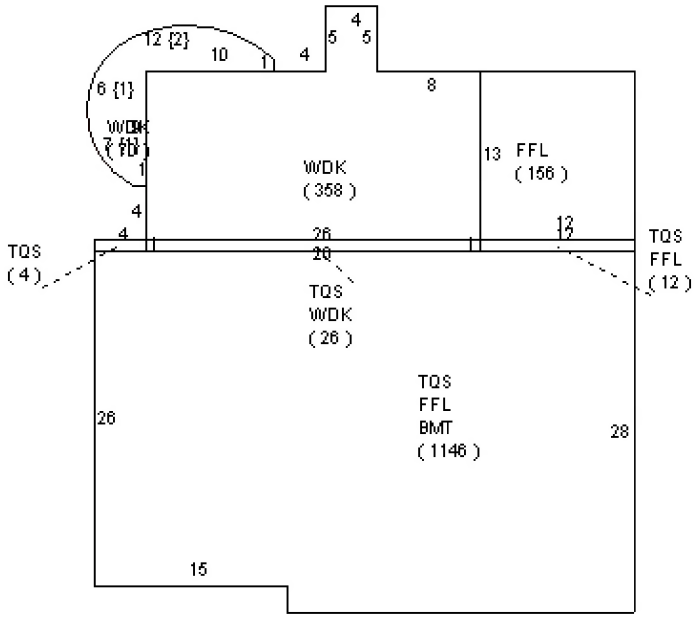
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	117.06
Special Features:	0	Val/Su Net:	74.85
Final Total:	284800	Val/Su SzAd	129.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,314	117.060	153,811
BMT	Basement	1,146	35.120	40,244
TQS	3/4 Story	891	117.060	104,297
WDK	Deck	454	8.120	3,686

Net Sketched Area:	3,805	Total:	302,038
Size Ad	2205	Gross Are	4102	FinArea	2205
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	18X20	A	AV	2000	3.29	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

IMAGE

AssessPro Patriot Properties, Inc